



10253 112 Avenue
Grande Prairie, Alberta

MLS # A2311190



\$399,900

Division:	Avondale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,051 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Garden		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: welder in garage , along with all shelving in garage , 60 gallon air compressor

Welcome to a home that promises more than just a place to live—it's your dream come true! Nestled in a serene, family-friendly neighborhood, this charming bi-level beautifully combines comfort with modern upgrades. With over 1,051 square feet of meticulously developed living space, this property is a gardener's paradise and a family haven. Situated on a peaceful street, this home is merely steps away from a playground and park, making it perfect for families with children. Revel in the tranquility and convenience of this highly sought-after neighborhood. Featuring four bedrooms—three on the upper level and one on the lower—this home is ideal for growing families or hosting guests, with two full four-piece bathrooms ensuring comfort and privacy for everyone. Enjoy the numerous updates, including updated cupboards, and countertops. Some windows have been replaced, enhancing both energy efficiency and aesthetic appeal. You can have peace of mind with a new furnace in 2024 along with Air Conditioning for added comfort. A true gardener's delight, the property boasts an 8 by 24-foot greenhouse complete with watering and fans. The fully landscaped yard, adorned with well-established perennials, provides a peaceful and vibrant outdoor retreat. The Property also has newer fencing leaving the new owners to simply enjoy their backyard. Car enthusiasts and hobbyists will love the oversized double garage, which offers ample space for storage and projects. The updated asphalt driveway enhances the home's curb appeal and functionality. Delight in the newer decking for outdoor entertaining, updated shingles and sturdy fencing for privacy and security. This fully developed home is not just a place to live—it's a lifestyle. Whether you're enjoying family time at the nearby park or nurturing your garden, this property offers the perfect

blend of convenience, comfort, and charm. Don't miss the chance to make this exceptional home yours!